

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE 12/2/2014	(3) CONTACT/PHONE Terry Wahler, Senior Planner / 781-5621	
(4) SUBJECT Submittal of three resolutions approving new land conservation contracts for Aguila-G Boys, LLC (AGP2012-00009) and Gary Hildreth (AGP2012-00015) and amending an existing land conservation contract for the Cagliero Family Trust (AGP2012-00014) pursuant to the California Land Conservation Act of 1965. Districts 1 & 4.			
(5) RECOMMENDED ACTION It is recommended that the Board adopt and instruct the chairperson to sign all resolutions approving land conservation contracts and an amendment to a land conservation contract.			
(6) FUNDING SOURCE(S) Application Fees	(7) CURRENT YEAR FINANCIAL IMPACT \$0.00	(8) ANNUAL FINANCIAL IMPACT \$7,809.00.	(9) BUDGETED? Yes
(10) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Presentation <input type="checkbox"/> Hearing (Time Est. ____) <input type="checkbox"/> Board Business (Time Est. ____)			
(11) EXECUTED DOCUMENTS <input checked="" type="checkbox"/> Resolutions <input checked="" type="checkbox"/> Contracts <input type="checkbox"/> Ordinances <input type="checkbox"/> N/A			
(12) OUTLINE AGREEMENT REQUISITION NUMBER (OAR) N/A		(13) BUDGET ADJUSTMENT REQUIRED? BAR ID Number: <input type="checkbox"/> 4/5 Vote Required <input checked="" type="checkbox"/> N/A	
(14) LOCATION MAP Attached	(15) BUSINESS IMPACT STATEMENT? No	(16) AGENDA ITEM HISTORY <input checked="" type="checkbox"/> N/A Date: _____	
(17) ADMINISTRATIVE OFFICE REVIEW Lisa M. Howe			
(18) SUPERVISOR DISTRICT(S) Districts 1 and 4			

County of San Luis Obispo



TO: Board of Supervisors

FROM: Planning and Building / Terry Wahler, Senior Planner

VIA: Ellen Carroll, Planning Manager/Environmental Coordinator

DATE: 12/2/2014

SUBJECT: Submittal of three resolutions approving new land conservation contracts for Aguila-G Boys, LLC (AGP2012-00009) and Gary Hildreth (AGP2012-00015) and amending an existing land conservation contract for the Cagliero Family Trust (AGP2012-00014) pursuant to the California Land Conservation Act of 1965. Districts 1 & 4.

RECOMMENDATION

It is recommended that the Board adopt and instruct the chairperson to sign all resolutions approving land conservation contracts and an amendment to a land conservation contract.

DISCUSSION

The objectives of the San Luis Obispo County Agricultural Preserve Program, as provided by the California Land Conservation Act of 1965 or Williamson Act, are to protect agricultural lands for continued production of food and fiber and limited types of land devoted to open-space and recreational uses.

An agricultural preserve is established by landowner request in an area devoted to an agricultural use, recreational use, and/or an open-space use as defined in and established in accordance with the California Land Conservation Act of 1965. Establishment of an agricultural preserve is a prerequisite for landowners to enter into land conservation contracts with the county. A land conservation contract is a contract entered into by and between the property owner and lien holders (if any) and the county to enforceably restrict the use of the land for agricultural and compatible uses for a minimum term of 10 years or more.

The following are brief descriptions of each applicant's request.

- A. File Number: AGP2012-00015 – A proposal by Gary Hildreth to rescind and simultaneously enter into a new land conservation contract to reflect a lot line adjustment. The resulting parcel will include approximately 94 acres. The property is located in the Agriculture land use category at 7575 North River Road approximately 1.5 miles south of the community of San Miguel. The parcel is in the Salinas River Planning Area. APNs: 027-144-018 & 024 (Portions); Supervisorial District No. 1.
- B. File Number: AGP2012-00014 – A proposal by the Cagliero Family Trust to amend an existing land conservation contract by adding 93 acres of land and reflect the revised parcel configuration in the related lot line adjustment. The property is located in the Agriculture land use category at the south east corner of North River Road and Via Vendemmia approximately 1.5 miles south of the community of San Miguel. The property is in the Salinas River Planning Area. APNs: 027-143-006 & 010 and portions of 027-144-018 & 024; Supervisorial District No. 1.

- C. File Number: AGP2012-00009 - Proposal by Aguila-G Boys, LLC to enter into a land conservation contract for land already within an agricultural preserve. The property (Parcel 2 of Lot Line Adjustment COAL 12-0059) consists of 45.40 acres within the Agriculture land use category and is located on Thompson Road between Knotts and Rancho Roads, adjacent to the southeastern boundary of the Urban Reserve Line of the community of Nipomo. The site is in the South County (Inland) planning area. APN: 090-051-036; Supervisorial District No. 4.

The requests involving new contracts are for standard form land conservation contracts.

OTHER AGENCY INVOLVEMENT/IMPACT

The agricultural preserves associated with these contracts were approved by the Board of Supervisors at public hearings in past years. The Agricultural Preserve Review Committee reviewed all three requests in 2013 and recommended approval. The Agricultural Preserve Review Committee includes representatives from the Agricultural Liaison Committee, the Assessor's Office, the Agriculture Department, the Department of Planning and Building and the Farm Advisor's Office. County Counsel reviewed and approved the resolutions and contracts as to form and legal effect.

FINANCIAL CONSIDERATIONS

Approval of land conservation contracts usually results in a significant reduction in county tax revenues received from the affected properties. Revenue losses have been in past years only partly compensated by state subventions but no subventions have been received since 2008/2009. However, the overall tax impacts should be considered on a program-wide basis rather than on an individual application basis.

The Assessor's Office has provided preliminary estimates of reductions in assessment values for the three properties being considered today. The total estimated annual reduction in property taxes for the three properties is \$7,809.00.

RESULTS

The approval and recording of the land conservation contracts will keep the subject properties in agricultural and compatible uses for a term of 10 years, which by the provisions in the contract renews annually to maintain the 10 year term. This is consistent with the countywide Vision Statement & Communitywide Results of having healthy and prosperous communities.

ATTACHMENTS

Copies of signed resolutions and executed land conservation contracts are listed below and presented as attachments with an "Exhibit A" showing the property, the agricultural preserve and vicinity map for each property.

- Attachment A1 – Resolution for adoption – AGP2012-00015 – Gary Hildreth
- Attachment A2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve and Vicinity Map
- Attachment B1 – Resolution for adoption – AGP2012-00014 – A proposal by Jon Cagliero
- Attachment B2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve and Vicinity Map
- Attachment C1 – Resolution for adoption – AGP2012-00009 – Aguila G-Boys, LLC
- Attachment C2 – Land Conservation Contract with "Exhibit A" Agricultural Preserve and Vicinity Map